FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending December of 2024 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2004PTC010565	Name of Firm	VINEET HOMES PRIVATE LIMITED
Firm Address :	A/90, MAGISTRATE COLONY, ROAD NO. -5, ASHIYANA NAGAR, PATNA-800025		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	03	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00025-006/128/R-1612/2023	Name of Project/Phase of Registered Project	SHRI GOVIND ENCLAVE
Name of Promoter	VINEET HOMES PRIVATE LIMITED	Project Address	RANJAN PATH, GOLA ROAD, DANAPUR, PATNA
Name of Co-promoter	N/A		
Project Registration is valid up to	06/08/2028		
Starting date of Project or Phase of the Project	16/10/2023		
Type of Project or Phase of the Project	Residential-cum-Commercial		
Period of validity of map by the Competent Authority	5 YEARS		

For VINEET HOMES PVT. LTD.

Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-12, SHOP-02	Total Number of Apartments in Landowner's share - FLAT-12, SHOP-02
	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	 24 4	 22200.00 1124.00	FLAT-24 SHOP-04	1. Booked / Allotted –12 2. Sold-NIL	3. Booked/ Allotted-NIL Sold -NIL
					Percentage of booking 78.57%	Percentage of booking 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	26	1. Booked/Allotted -	12
		2. Sold -	NIL

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	DIRECTOR-CUM STATE FIRE OFFICER, BIHAR, PATNA		26-07-2023	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

For VINEET HOMES PVT. LTD.

Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 57/23-24

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	90%	30-09-2025
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	N/A	
6.	Slabs of Super Structure	80%	30-04-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50% 20% 0% 0%	31-08-2025 30-09-2025 30-10-2025 15-11-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 30%	28-02-2026 28-02-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50% 0% 0%	28-02-2026 15-03-2026 31-08-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	31-10-2025 30-09-2025 30-09-2025 30-11-2025

For VINEET HOMES PVT. LTD.

Director

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0% 100% 0% 0% 0% %	15-02-2026 31-01-2026 15-03-2026 15-03-2026 28-02-2026

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	28-02-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	28-02-2026
4.	Storm Water Drains	YES	0%	28-02-2026
5.	Landscaping & Tree Planting	YES	0%	28-02-2026
6.	Street Lighting	YES	0%	28-02-2026
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	N/A	

Rokel Developers

9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	31-01-2026
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	31-01-2026
13.	Closed Parking	YES	0%	31-01-2026
14.	Open Parking	YES	0%	31-01-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			

For VINEET HOMES PVT. LTD.

Director

9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	120002762090
2.	Estimated Cost of the Project including land cost at the start of the Project	9,46,24,464=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	6,64,99,464=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	72,71,047=00
6.	Actual Cost Incurred during the Quarter	1,28,41,306=00
7.	Net amount at end of the Quarter	98,09,406=00
8.	Total expenditure on Project **till date**	4,00,49,975=00
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
	For VINEET HOMES PVT. LTD.

Director

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?
Progress well in advance of the time schedule

XIV UNITS ALLOCATION DETAILS

Total Number of sanctioned apartments	Details of allotment made so far with Flat number/ Bungalow - Plot etc	Cancellation of flat allotment, If any with Flat number/ Bungalow – Plot etc
1 BHK- 2 BHK - 3 BHK-24 4 BHK- Shop- 04 Bungalow - Plot etc		

FLAT NO.	FLAT TYPE
201	3 BHK
202	3 BHK
203	3 BHK
204	3 BHK
401	3 BHK
402	3 BHK
403	3 BHK
404	3 BHK
502	3 BHK
503	3 BHK
601	3 BHK
604	3 BHK

For VINEET HOMES PVT. LTD.

Director

XV. BROCHURE /Prospectus
XVI Grievance Redressal Officer **Name :** RAKESH CHANDRA MALHOTRA **Contact No :** 9162420949 **Email id :** malhotrapatna@yahoo.co.in **Address :** A-90, Road No. 5, Magistrate Colony Ashiana Nagar Patna 800025

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

For VINEET HOMES PVT. LTD.

Director

Signature of Promoter

Name:

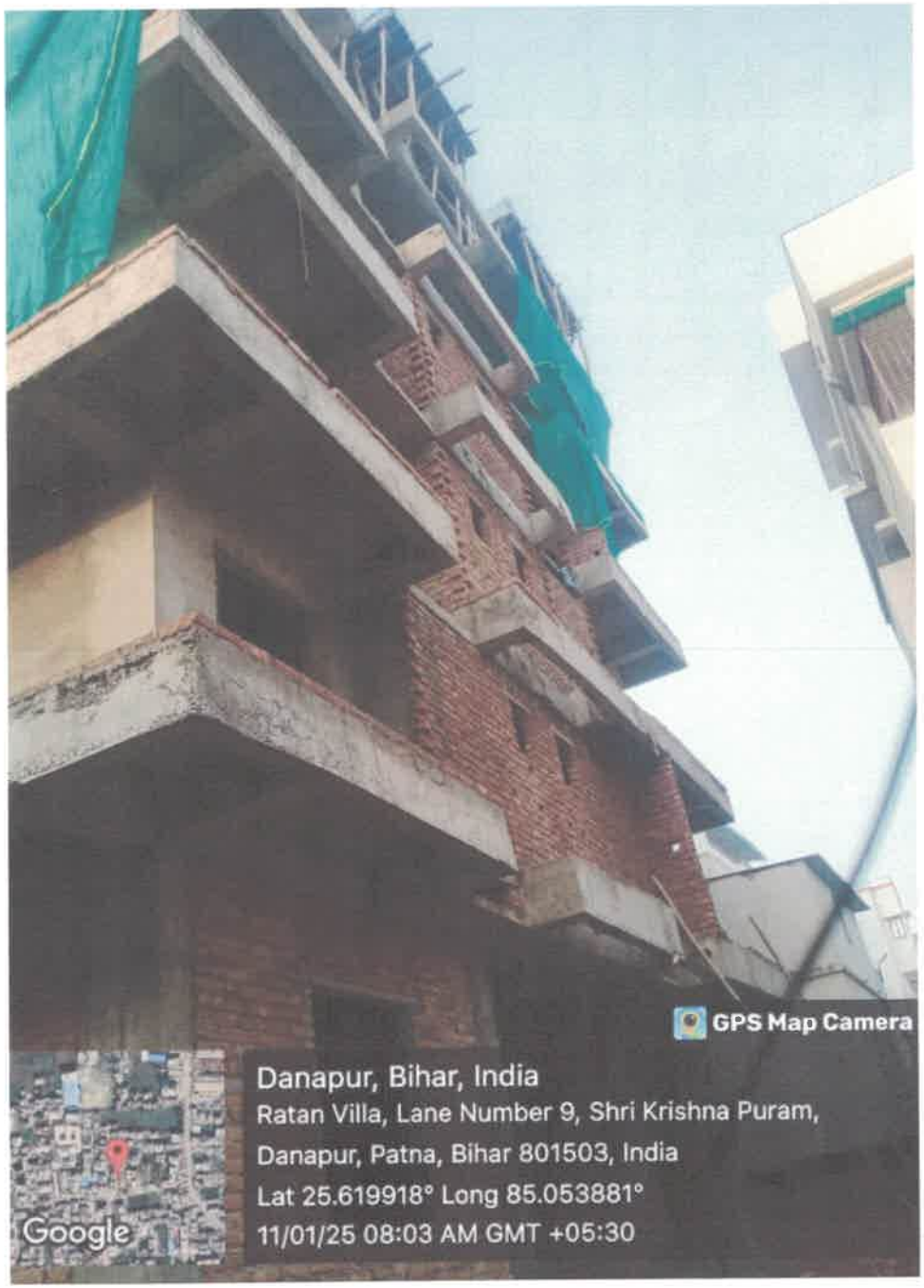
Date:

Shri Govind Enclave





Director


GPS Map Camera
Danapur, Bihar, India
Ratan Villa, Lane Number 9, Shri Krishna Puram,
Danapur, Patna, Bihar 801503, India
Lat 25.619918° Long 85.053881°
11/01/25 08:03 AM GMT +05:30
Google


GPS Map Camera
Patna, Bihar, India
J393+pjw, Ranjan Yadav Path, Rps More, Shri Krishna
Puram, Patna, Danapur, Bihar 801503, India
Lat 25.619248° Long 85.053983°
11/01/25 08:01 AM GMT +05:30
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